

- GENERAL NOTES :**
- Bearings are based on Magnetic North. Observation taken on 2/28/94.
 - Deeds and Plans references are to the Cumberland County Registry of Deeds (C.C.R.D.).
 - Owners of record are Eugenia H Dillenback (a.k.a Eugenia D. Noyes) and Robert G. Dillenback 1837/99 and 2944/348, 2499/429 respectively.
 - Exceptions To Category I, Condition II Standard Boundary Survey:
 - A) Chapter 6, Section 10, Item 3d, of the Rules has not been provided. (Surveyor's Report)
 - B) Chapter 6, Section 10, Item 9e & 9i, of the Rules has not been provided. (Show relevant features of the site, ie: streams, woods roads etc.)
 - B) Chapter 6, Section 10, Item 3a, of the Rules has not been provided. (Monuments At All Corners, Points Of Curve) Not all Points Have Been Monumented.

- PLAN REFERENCE :**
- Plan of Property in Cumberland, Maine for Robert G. Dillenback by H.J. & E.C. Jordan dated March 5, 1982 and recorded in plan book 133 page 21 at the C.C.R.D.
 - Plan of Property in Cumberland, Maine for John LaForge by H.J. & E.C. Jordan dated 8/8/86 and recorded in plan book 157 page 21 at the C.C.R.D.
 - Plan of Property in Cumberland, Maine for Alvah Dillenback by H.J. & E.C. Jordan dated 9/2/86 on file at the office of Owen Haskell Inc.
 - Tuttle Road in Cumberland, Cumberland Center to Federal Road. County Commissioners Plan dated 10/11/26 and recorded in plan book 5 page 2 at the C.C.R.D.
 - Standard Boundary Survey, Plan of Property for William H. Truesdale II by Titcomb Associates, dated 12/1/89 and recorded in plan book 191 page 89 at the C.C.R.D.
 - Maine State Highway Commission, Right of Way Map S.H.C. File No. S-3-240 dated 2/1961.
 - Maine State Highway Commission, Right of Way Map S.H.C. File No. S-3-289 dated 5/1965.
 - Maine State Highway Commission, Right of Way Map S.H.C. File No. S-3-299 dated 6/1966.
 - Portland Water District, Interceptor Sewer System - Contract 2, Tuttle Road Force Main dated 1/21/83, on file at the office of Portland Water District.

PURPOSE OF SURVEY :
TO ESTABLISH PARCEL BOUNDARY LINES

CERTIFICATION :
THE PREPARER HEREBY CERTIFIES TO THE TOWN OF CUMBERLAND THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THIS SURVEY CONFORMS, WITH EXCEPTIONS, TO THE STANDARDS OF PRACTICE ADOPTED BY THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS FOR A CATEGORY I CONDITION II STANDARD BOUNDARY SURVEY. (EXCEPTIONS: SEE NOTE 4 ABOVE)

Ronald M. Carpenter #2242
RONALD M. CARPENTER PLS
3/24/94
DATE

STATE OF MAINE	
CUMBERLAND COUNTY REGISTRY OF DEEDS	
RECEIVED	
AT	HOUR MIN. M
AND RECORDED IN BOOK	PAGE
ATTEST	REGISTER

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

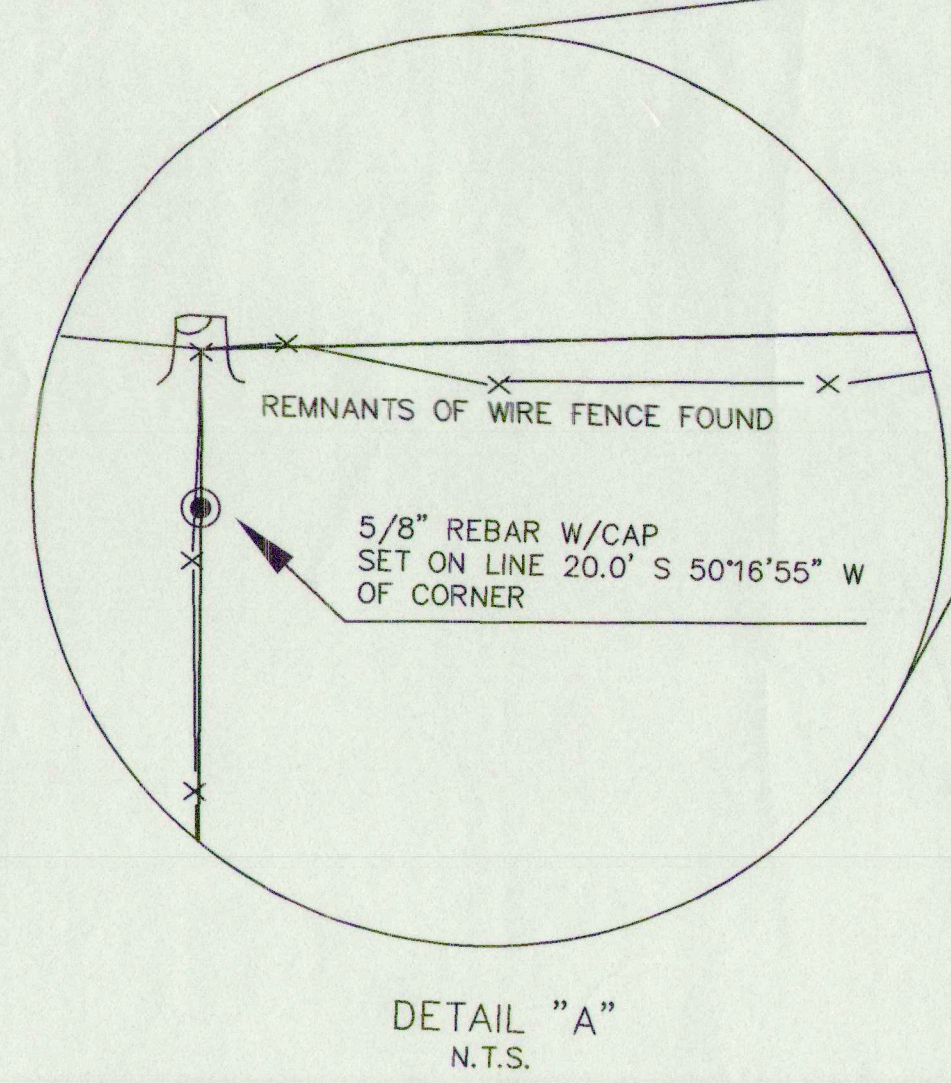
MAINE

N/F
GREGORY W. & KATHERINE M.
FOWLER
10357/131

N/F
STEPHEN R. & CLARA A.
BROADHEAD
8390/283

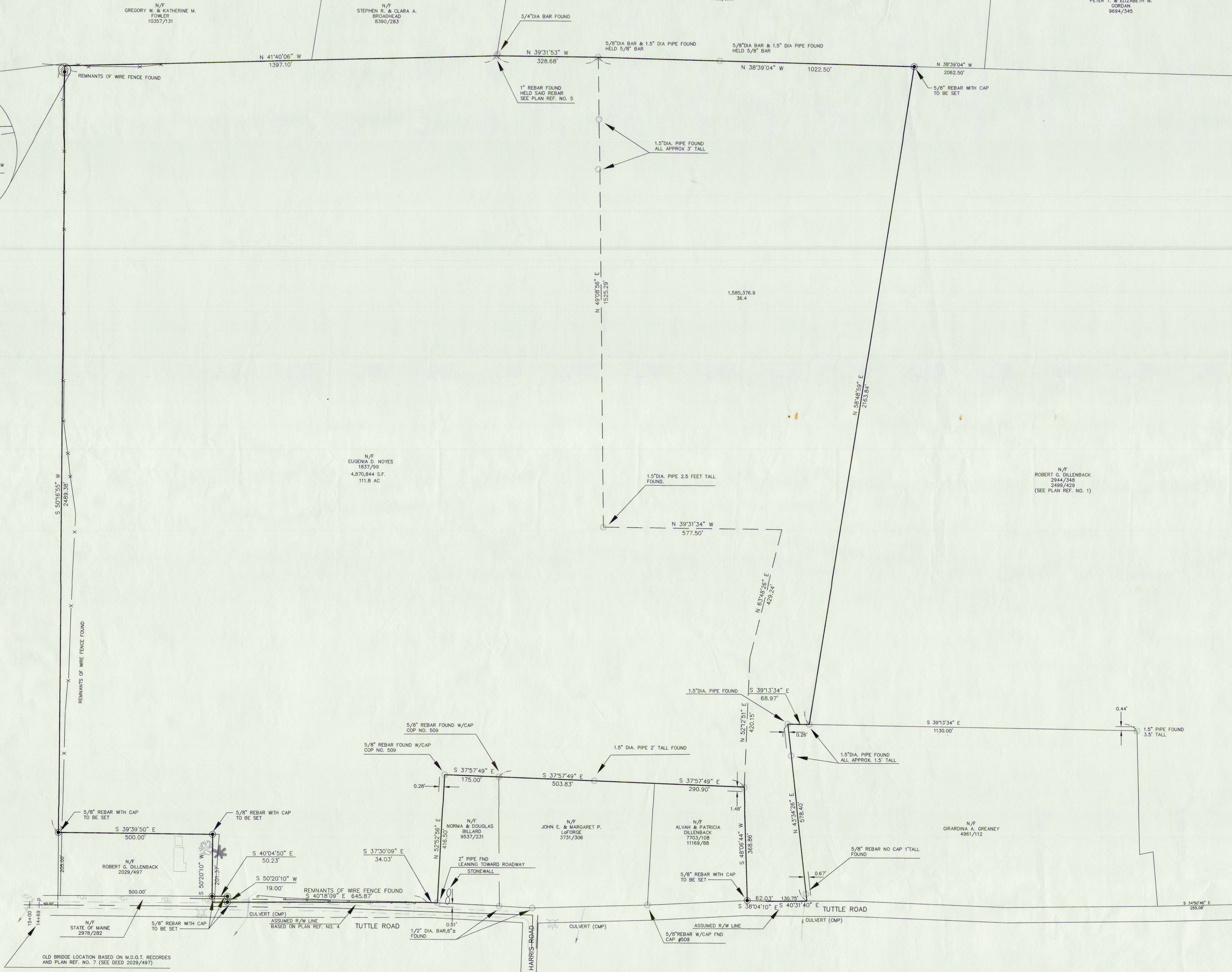
N/F
WILLIAM H. TRUESDALE
4758/208

N/F
PETER T. & ELIZABETH M.
GORDAN
9894/345



DETAIL "A"
N.T.S.

N/F
WILLIAM R. DAWN
GORMAN



N/F
THOMAS & JANE
PETERSON
4626/107

N/F
ROBERT G. DILLENBACK
2944/348
2499/429
(SEE PLAN REF. NO. 1)

N/F
ROBERT & MYRA
TIMBERLAKE
2067/383

N/F
GRADINA A. GREANEY
4961/112

N/F
JOHN E. & MARGARET P.
LUFORCE
3731/306

N/F
ALVAH & PATRICIA
DILLENBACK
7703/108
11169/98

N/F
NORMA & DOUGLAS
BILLARD
9537/231

N/F
ROBERT G. DILLENBACK
2029/497

OLD BRIDGE LOCATION BASED ON M.D.O.T. RECORDS
AND PLAN REF. NO. 7 (SEE DEED 2029/497)

SQUAW BAY CORP
Consulting Engineers



P.O. BOX 86A, CUMBERLAND CENTER, ME 04021 (207) 829-6994

PRINCIPALS:
Robert D. Arsenault, P.E.
W. Scott Decker, P.E.
John R. Kennedy, P.E.
Peter B. Tubbs, P.E., P.L.S.
David W. Young, P.E., P.L.S.

May 30, 1996

Ms. Donna Larson, Town Planner
Town of Cumberland
P.O. Box 128
Cumberland, Maine 04021

RE: Special Exception Request

Dear Donna:

On behalf of the Town of Cumberland we are pleased to submit the Town's application for a Special Exception Permit for the proposed site improvement at the "Dillenback Property" on Tuttle Road.

The property is located in RR1 and RR2 districts. Municipal uses are allowed in the zones as a special exception subject to Site Plan Review. The Town of Cumberland is requesting a special exception permit from the Board of Adjustment and Appeals.

In 1994, the Town of Cumberland purchased a 148 acre parcel on Tuttle Road. The Town Council appointed a committee to determine the types of uses that the community desired to have on the parcel. The consensus of the committee was to create a low impact development which would maintain the open fields and the beauty and integrity of the land. The proposed plan provides three multi-purpose athletic fields, a trail system, parking lots, an access road, and picnic areas.

The property will be accessed via a twenty-two (22) foot gravel roadway which will be constructed to the Town's roadway standards. Two parking lots totaling one hundred (100) spaces will be provided. The parking lots and roadway will be positioned in the field in a manner which will mitigate their visual impacts on the open fields. The sight distance at the entrance to Tuttle Road is 525 feet to the east and 580 feet to the west, both of which are in excess of the ordinance requirement of 450 feet. Tuttle Road consists of a paved surface varying in width from twenty to twenty-three feet. The gravel shoulder on each side varies in width from three to seven feet. The Town is currently designing a four (4) foot wide bikeway to be constructed on both sides of Tuttle Road from Cumberland Center to Middle

Road.

Both an erosion control plan and a stormwater management plan have been prepared for the project and are being submitted for Planning Board approval. Temporary erosion control measures such as siltation fence, hay mulch, and stone check dams will be used during construction of the facilities. Permanent erosion control and stormwater management measures will consist of revegetation of all areas except the gravel surfaces and the use of grass swales for stormwater conveyance.

The stormwater management plan was developed to assure that the site development will not create erosion, drainage, or runoff problems either in the subdivision or on adjacent properties. The stormwater management plan demonstrates that the peak discharge for the developed site will not exceed the peak discharge for the undeveloped site for the two and twenty-five year storms.

The site will be gated in the evening, thus limiting the hours of use to daylight hours. There are no outside lights proposed at this site.

No improvements are to be constructed within the stream protection district along the east branch of the Piscataquis River. The exact elevation of the floodplain on the brook at the rear of the property is not indicated on the FEMA maps. It would appear that elevation 55± represents the flood elevation as shown. A portion of the trail system in this area may be located below elevation 55. However, the trail system will require only minor filling to level out the existing undulations in the ground surface. The trail construction will not have any impact on the flood elevation of this stream.

We look forward to presenting this project to the Board at it's June meeting. If you have any questions concerning the project, please call me.

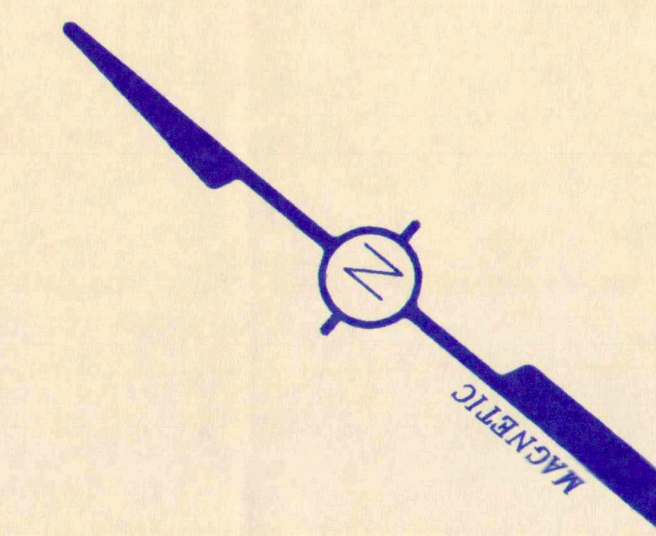
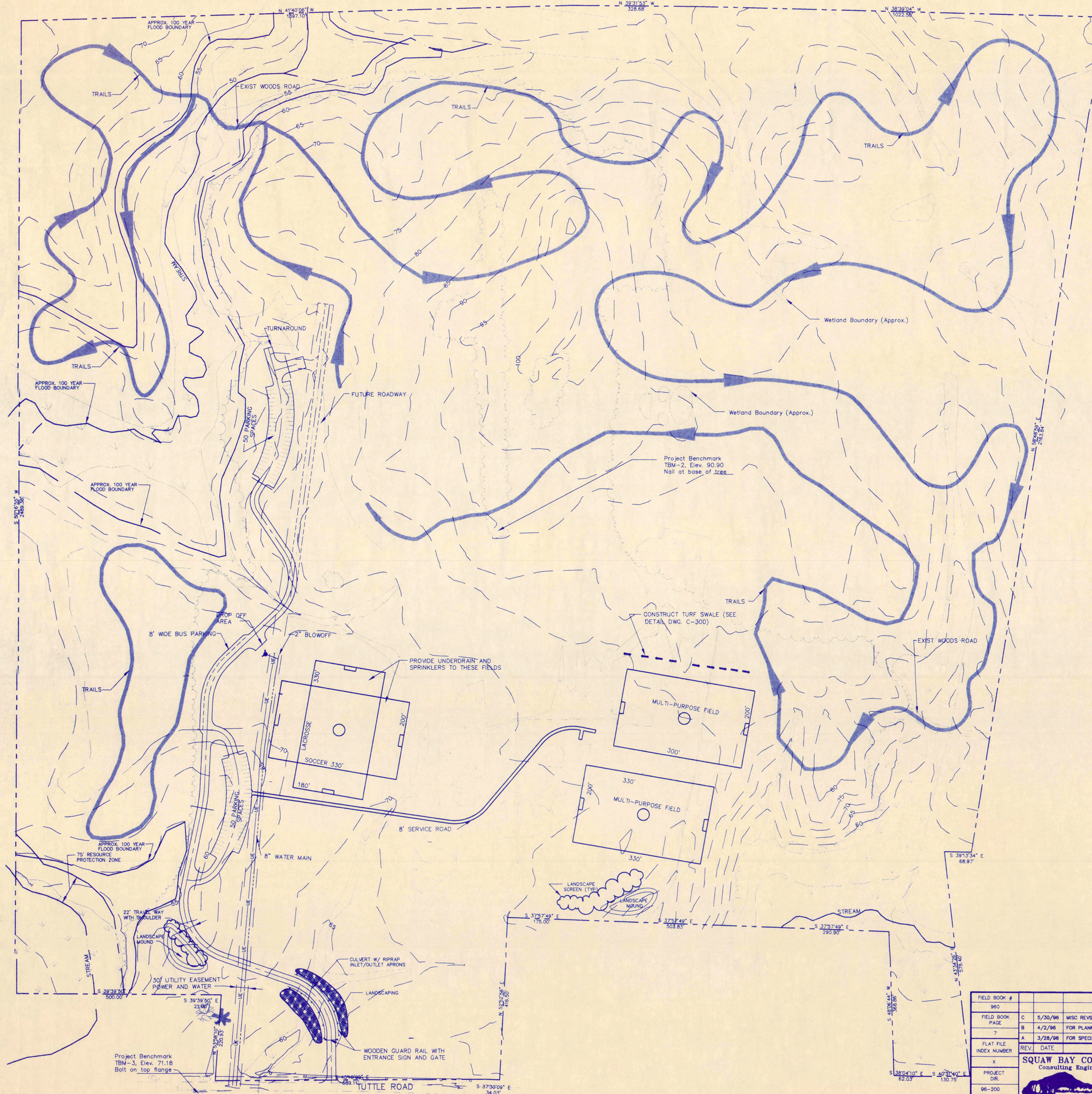
Sincerely,

SQUAW BAY CORP

BJ

Robert D. Arsenault, P.E.
Principal

RDA/bak
enclosure



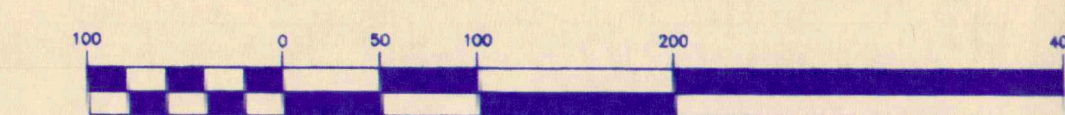
NOTES

1. WETLAND MAPPING IN FIELDS AND AT TRAIL CROSSINGS WAS PERFORMED BY WOODLOT ALTERNATIVES, BRUNSWICK, MAINE, WITH SURVEY BY SOLE SAW & CO., CUMBERLAND, MAINE. WETLAND AREAS SHOWN IN WOODS, EXCEPT AS NOTED ABOVE, ARE BASED ON INTERPRETATION OF AERIAL PHOTOGRAPHY BY WOODLOT ALTERNATIVES AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY.


2. 100 YEAR FLOOD BOUNDARY IS BASED ON A REVIEW OF FEMA MAPPING FOR CUMBERLAND, MAINE.

LEGEND

APP. PROPERTY LINE		UTILITY POLE	
EXISTING CONTOUR		FIRE HYDRANT	
SEWER LINE		OVERHEAD ELECTRIC	
SANITARY SEWER MH (SMH)		STORMDRAIN	
CATCH BASIN (CB)		REINFORCED CONCRETE PIPE	
WETLANDS		CORRUGATED PLASTIC PIPE	
		CORRUGATED METAL PIPE	
WATER GATE VALVE		POLYVINYL CHLORIDE PIPE	
WATER MAIN		UNDERGROUND ELECTRIC	
		EDGE OF PAVEMENT	
		CURB	
DECIDUOUS TREE		CONIFEROUS TREE	



1 inch = 100 ft.

FIELD BOOK #				DESIGN: RDA		CLIENT:		TOWN OF CUMBERLAND CUMBERLAND, MAINE	
960				DRAWN: RMC/DEPT					
FIELD BOOK PAGE		C	5/30/96	MISC REVS; SUBMIT TO BOARD OF ADJ. & APPEALS		JRK			
7		B	4/2/96	FOR PLANNING BOARD REVIEW					
		A	3/28/96	FOR SPECIAL EXCEPTION		TWS	PROJECT:		DILLENBACK PROPERTY TUTTLE ROAD CUMBERLAND, ME
FLAT FILE INDEX NUMBER		REV.	DATE	STATUS		BY	SCALE: 1" = 100'		
X		SQUAW BAY CORP.							
PROJECT DIR.		Consulting Engineers							
96-200									
DRAWING NAME		P.O. BOX 866, CUMBERLAND CENTER, ME. 04021							
BOUNDARY									
		SITE PLAN							
PROJECT NUMBER								96-200	REV.
DRAWING NUMBER		C-100							C
						SHEET		OF	